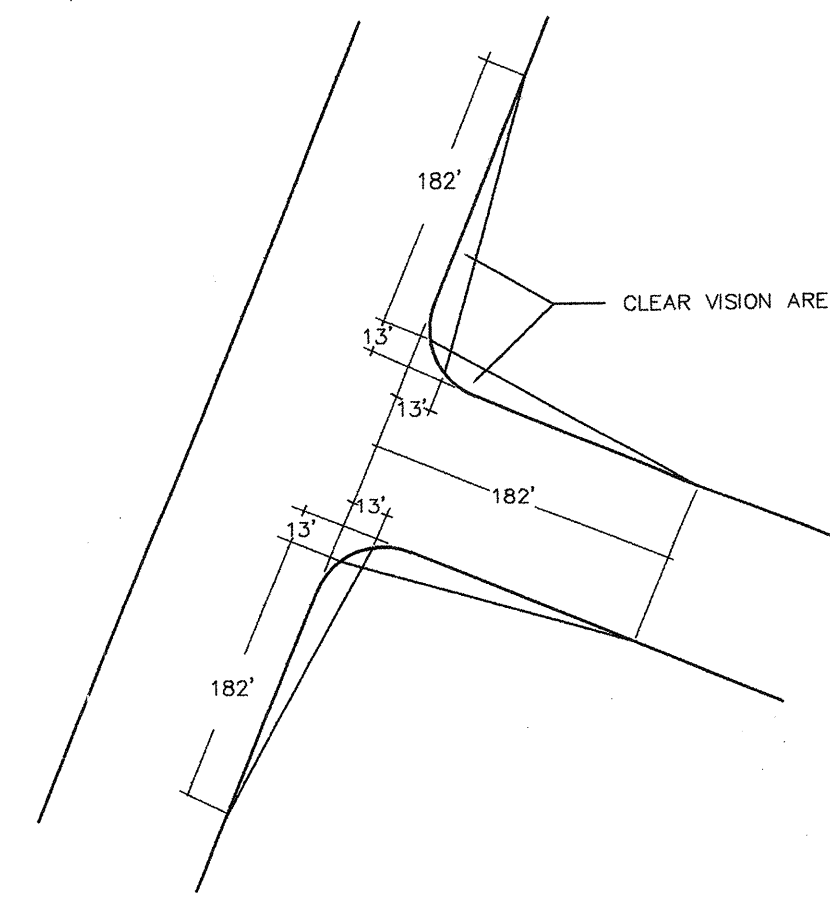
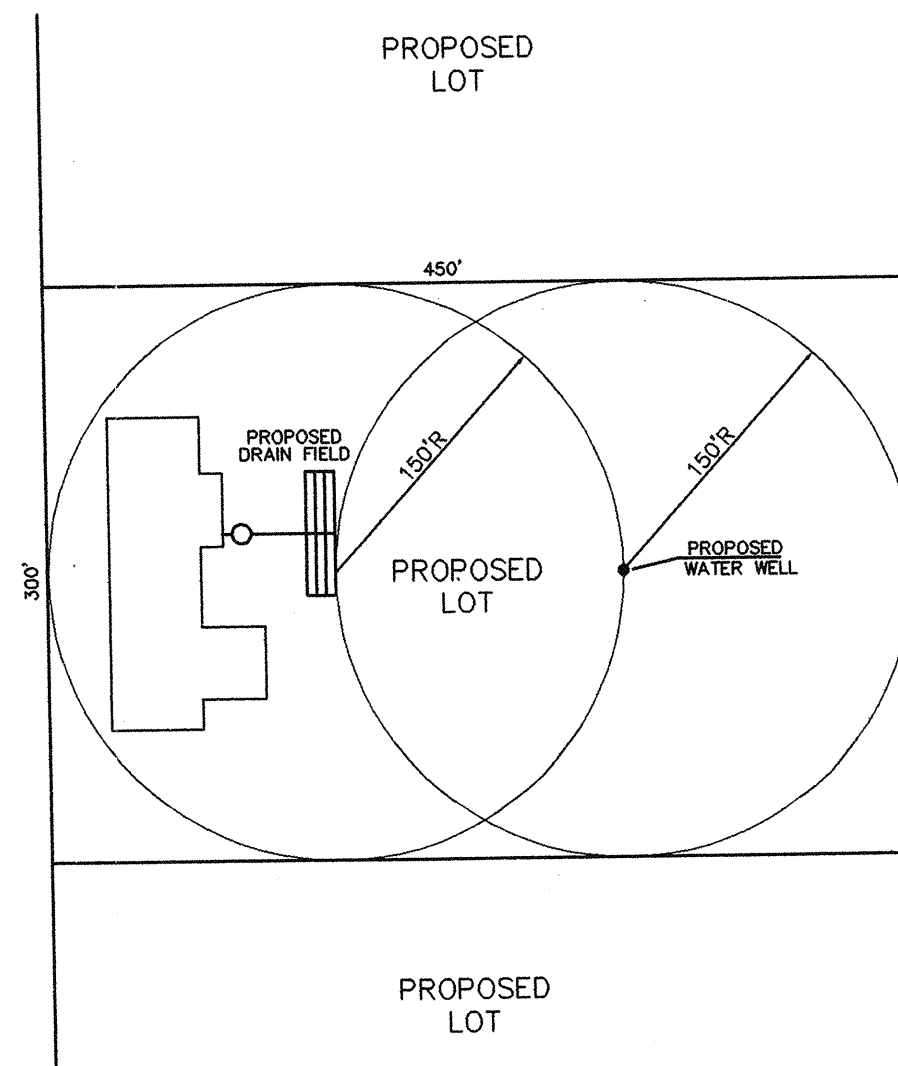
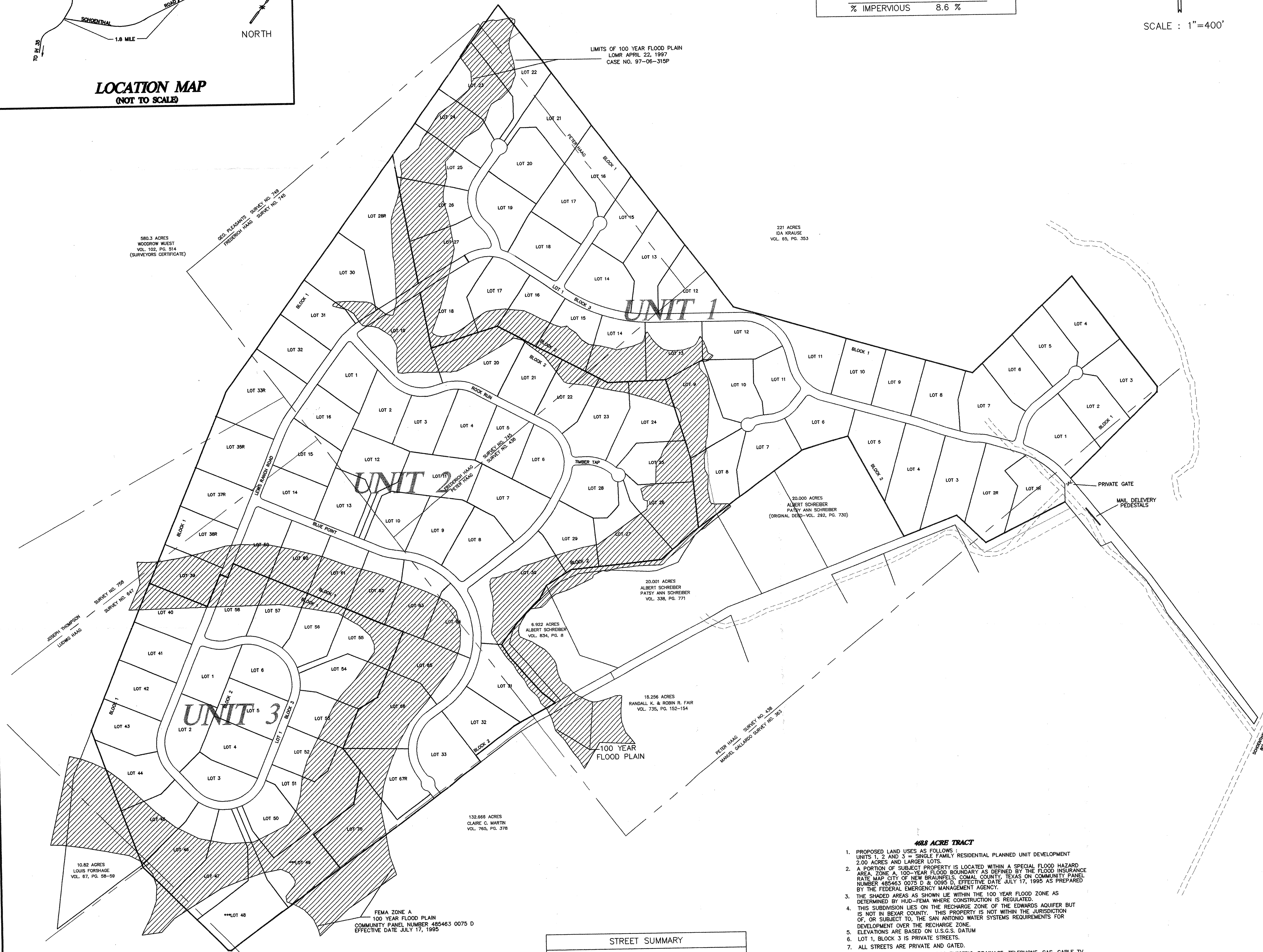


DENSITY / OPEN SPACE	
STREETS	713,460 sf
DRIVEWAYS	541,200 sf
STRUCTURES	492,000 sf
TOTAL	1,746,660 sf
=	40.1 acres
TOTAL AREA	468.8 acres
% IMPERVIOUS	8.6 %

SCALE : 1"=400'

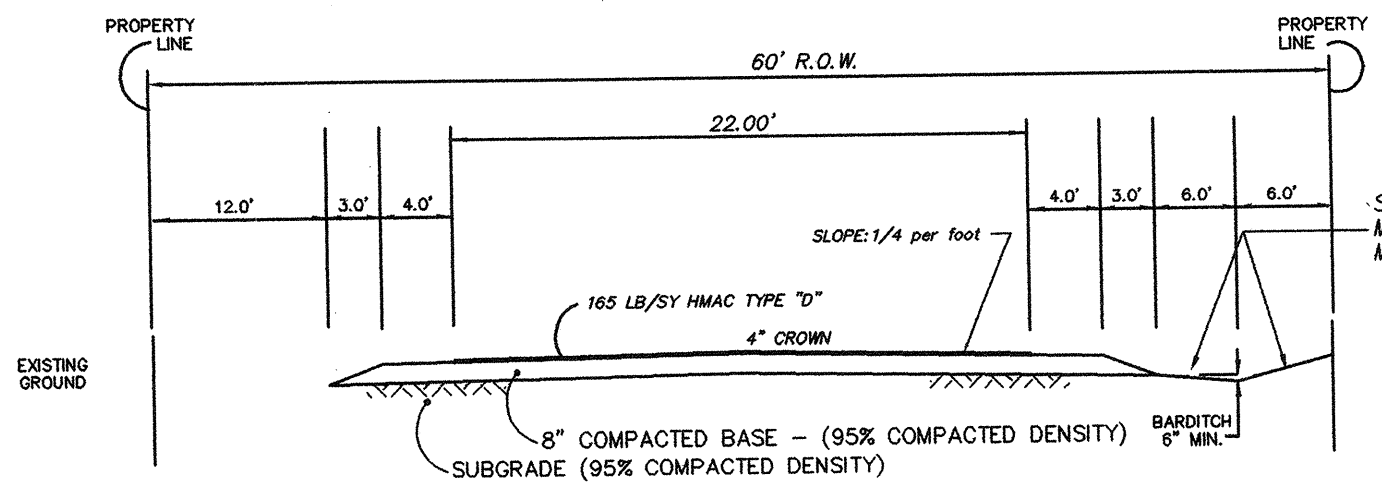


TYPICAL CLEAR VISION AREA  
APPLIES TO ALL INTERSECTIONS, NTS



COMAL COUNTY  
150' RADIUS TEST

NOTE : ALL LOTS WILL HAVE A 150' OVERLAP WITHIN ITSELF.  
SOME LOTS WILL UTILIZE PART OF THE RIGHT-OF-WAY.



TYPICAL 60' R.O.W.  
22' COUNTRY STYLE ROADWAY  
PER COMAL COUNTY ROAD DEPARTMENT SPECIFICATIONS

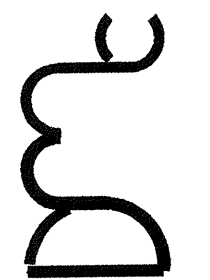
APPROVED  
PLANNED UNIT DEVELOPMENT



Gregory S. San Marco  
10-12-98  
Expires 6-30-99

LEWIS RANCH SUBDIVISION  
P.U.D. PLAN  
COMAL COUNTY, TEXAS

DON MCCRARY & ASSOCIATES, INC.  
ENGINEERS & SURVEYORS  
323 BRESFORT  
SAN ANTONIO, TEXAS 78216  
(210)349-2651



SHEET  
1  
OF 1  
DATE 3-23-98 JOB NO. 97051

- 468.8 ACRE TRACT
- PROPOSED LAND USES AS FOLLOWS:  
UNITS 1, 2 AND 3 = SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT  
2.00 ACRES AND LARGER LOTS.
  - A PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A, 100-YEAR FLOOD BOUNDARY AS DEFINED BY THE FLOOD INSURANCE RATE MAP CITY OF NEW BRUNSWICK, COMAL COUNTY, TEXAS ON COMMUNITY PANEL NUMBER 485463 0075 D & 0095 D, EFFECTIVE DATE JULY 17, 1995 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - THE SHaded AREAS AS SHOWN LIE WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED BY HUD-FEMA WHERE CONSTRUCTION IS REGULATED.
  - THIS SUBDIVISION LIES ON THE RECHARGE ZONE OF THE EDWARDS AQUIFER BUT IS NOT IN BEAR COUNTY. THIS PROPERTY IS NOT WITHIN THE JURISDICTION OF, OR SUBJECT TO, THE SAN ANTONIO WATER SYSTEMS REQUIREMENTS FOR DEVELOPMENT OVER THE RECHARGE ZONE.
  - ELEVATIONS ARE BASED ON U.S.C.S. DATUM
  - LOT 1, BLOCK 3 IS PRIVATE STREETS
  - ALL STREETS ARE PRIVATE AND GATED.
  - ALL PRIVATE STREETS ARE ALSO ELECTRIC, DRAINAGE, TELEPHONE, GAS, CABLE TV, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE MAINTAINED AND OWNED BY THE LEWIS RANCH HOME OWNERS ASSOCIATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - THIS SUBDIVISION LIES WITHIN THE LIMITS OF AN INCORPORATED CITY'S EXTERNAL TERRITORIAL JURISDICTION, CITY OF SAN ANTONIO
  - ALL RESIDENTIAL LOTS TO BE SERVED BY INDIVIDUAL PRIVATE WATER WELLS AND INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
  - 30% OF EACH LOT IS TO BE RESERVED AS PRIVATE SPACE FOR THE USE OF INDIVIDUAL LOT OWNERS.

NAME AND ADDRESS OF DEVELOPER  
RECORD OWNER : LEWIS RANCH, LTD.  
GENERAL PARTNER : WESTWOOD-KUMIN LTD.  
P.O. BOX 27445  
HOUSTON, TEXAS 77227

STREET SUMMARY	
UNITS 1 & 2 COMAL COUNTY	19,820 L.F. OF STREETS 98 LOTS
UNIT 3 COMAL COUNTY CITY OF SAN ANTONIO E.T.J.	3962 L.F. OF STREETS 25 LOTS